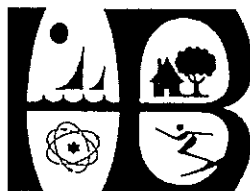


2004 Annual Report

City of Huntington Beach Planning Department



HUNTINGTON BEACH

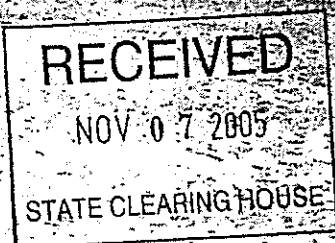


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SECTION I: INTRODUCTION

This document reports the activities of the Huntington Beach Planning Department for calendar year 2004. This annual report is in compliance with the California Government Code requirement that such reports be filed with the local agency's decision-making bodies. This annual report serves a dual purpose by specifying the transactions conducted by the Planning Department throughout 2004 and characterizing the degree to which the City's approved General Plan complies with State General Plan Guidelines. In addition, this report provides the Planning Department the opportunity to describe the organizational and procedural aspects of the planning and development review process.

A. What Planning Departments Do

Planning is a broad discipline of policy planning, development review and zoning code enforcement. At its most basic level, City Planning implements California State law for the development and maintenance of a comprehensive General Plan and the corresponding Zoning Code as well as reviewing and processing applications for various development projects based upon these documents. Traditional planning departments contain two or three separate sections to perform these functions. The City of Huntington Beach, Planning Department follows this traditional model and is comprised of the following sections:

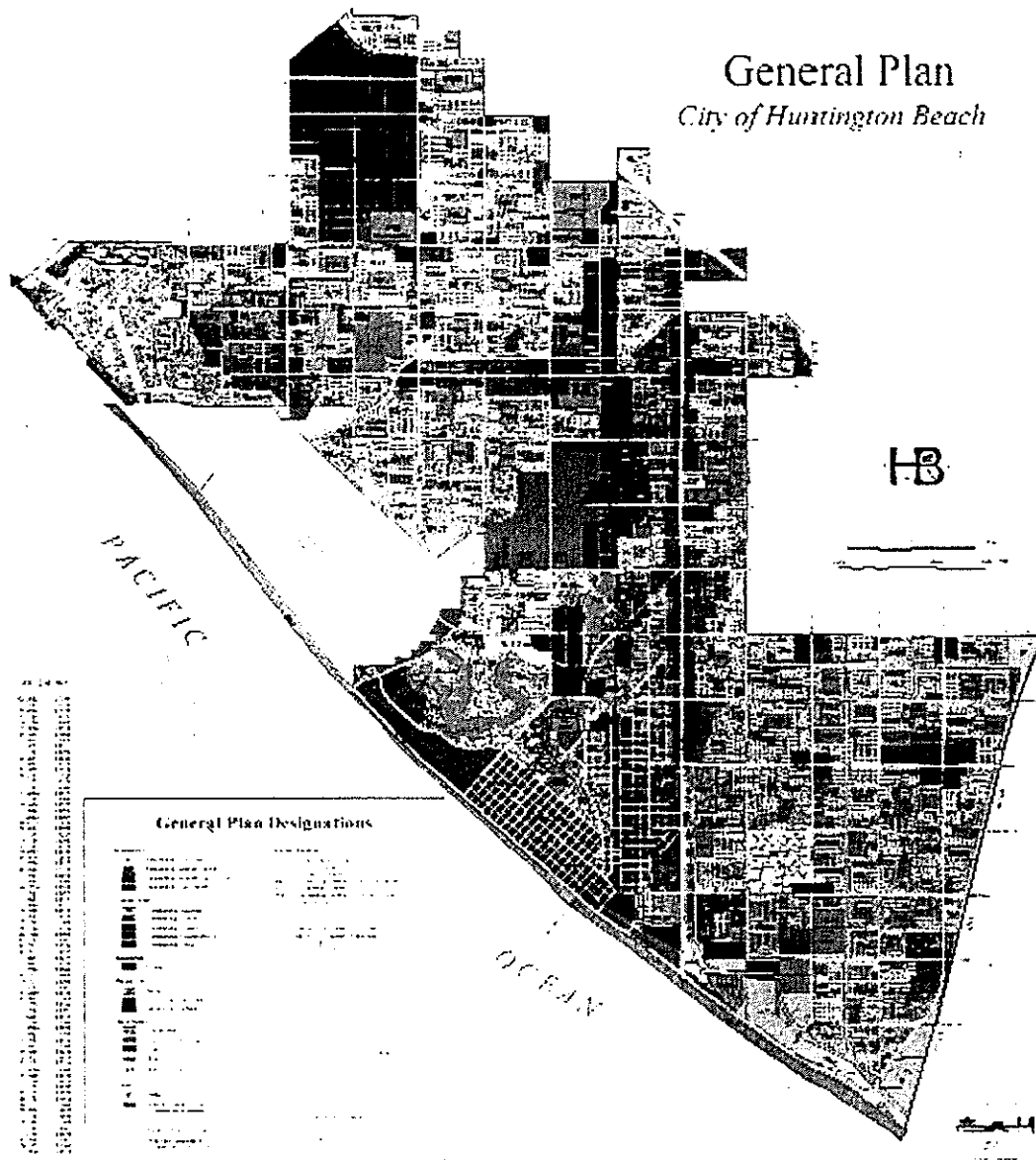
- ***Advance Planning***, which maintains the General Plan, various long-term goals, long-term projects, and policy documents;
- ***Current Planning***, which reviews and processes development applications according to the General Plan and Zoning Code;
- ***Code Enforcement/Neighborhood Preservation***, Code Enforcement enforces municipal codes pertaining to substandard housing, property maintenance and land-use in an effort to upgrade residential properties to the standards set forth in the Uniform Housing Code; Neighborhood Preservation is a preventative approach focusing on education and community partnerships to help communities to address local conditions and to improve the quality of life.

Planning departments also function in broader roles as advocates for social and economic equity, proponents for quality urban design and environmental protection, and facilitators for the public and political decision-making processes.

THE GENERAL PLAN

California State law requires that each city prepare and adopt a comprehensive, long-term General Plan for its future development. State law requires that the day-to-day decisions of a city follow logically from and be consistent with the General Plan. However, cities can apply flexibility and local control to best determine the specific needs of the community and the populace.

The General Plan is intended to be a far-reaching policy document defining how the city perceives itself now and in the future. The General Plan is intended to be a roadmap for a city, providing a framework for zoning and entitlement standards. In this regard, the General Plan constitutes an important medium through which the Planning Department and the various Boards, Commissions and Councils affect social, economic and physical change.



2. THE ZONING AND SUBDIVISION ORDINANCE

The purpose of the Zoning and Subdivision Ordinance (ZSO) is to implement the goals and visions of the General Plan. ZSO implementation occurs in many forms, including regulations for density

limits, setback standards, landscaping provisions, parking requirements, building square footage to parcel size ratios and provisions for creation of new building sites.

While the ZSO allows certain development types, others are required to undergo entitlement approval from one of the public judicial bodies, such as the Zoning Administrator or Planning Commission. This development review process provides an opportunity for the public as well as the decision-making bodies to approve, alter, or deny a project.

3. PLANNING IN A REGIONAL CONTEXT

Regional Planning has grown in significance as a policy setting focus. The entire planning process now occurs within a continually changing environment encompassing the city and the region to which it belongs. Cities are increasingly required by law to coordinate with surrounding cities and counties and to participate in plans that have regional, as well as local goals. A city may work with Federal, State, and/or county agencies (such as CalTrans or Orange County Transit Authority) to create solutions for issues having regional importance, such as traffic. The planning process will continue to evolve as cities assess and assert their roles in the regional planning process.

4. THE ENTITLEMENT PROCESS

Processing development applications for entitlements is one of the principle responsibilities of the Planning Department. Development may be requested on a small scale by a homeowner wishing to make minor building or fence modifications, or on a large scale by a developer wishing to master plan a project of several acres. The development entitlement process distinguishes between various levels of development requests and applies the appropriate level of public notification and response, review and analysis.



Most development requests begin with the submittal of plans at the zoning counter. Zoning counter personnel may approve minor requests such as room additions, block walls, patio covers or similar projects when the proposed project meets the criteria of the ZSO. Major projects or those requiring discretionary entitlements are submitted at the zoning counter and processed for action by a public judicial body, as determined by the ZSO.

Most projects approved at any level of the City are appealable to the subsequent level of discretionary authority. Projects acted upon by the Zoning Administrator are appealable to the Planning Commission and projects acted upon by the Planning Commission are appealable to the City Council.

B. The Public Judicial Bodies

1. THE CITY COUNCIL

The City Council is comprised of seven members who are elected by the citizens of Huntington Beach to a four-year term. Most planning projects acted upon by the City Council are either appeals of a Planning Commission decision or legislative changes that are automatically forwarded from the Planning Commission to the City Council for final action.

Examples of legislative changes include general plan amendments, zoning map and zoning text amendments, and precise plans of street alignments. City Council action on any project is final, unless the project is located in the appealable area of the Coastal Zone. In such a case the project may be appealed to the California Coastal Commission for final determination.

The City Council meets every first and third Monday of each month at 6:00 p.m. in the Council Chambers building at the City Hall complex. The City Administrator, City Attorney and all department heads attend City Council meetings. These meetings are also televised live on HBTB Channel 3.

2004 City Councilmembers were:

- Cathy Green - Mayor
- Jill Hardy - Mayor Pro-Tem
- Connie Boardman
- Gil Coerper
- Debbie Cook
- Pam Julien-Houchen/Grace Winchell
- Dave Sullivan



2004 Huntington Beach City Council Members

2. THE PLANNING COMMISSION

The Planning Commission is comprised of seven members who are appointed by the City Council members. Each City Council member appoints one commissioner to this quasi-judicial body that is empowered by State law and the City Council.

The Planning Commission meets on the second and fourth Tuesday of each month at 7:00 p.m. in the Council Chambers. Study sessions are frequently held at 5:15 p.m. prior to the meeting. The Planning Commission study session is open to public attendance but is not a public hearing. The Planning Commission follows Roberts Rules of Order and their own By-Laws. Support staff to the Planning Commission includes the Planning Director who serves as the Secretary to the Commission, a Deputy City Attorney serving as legal counsel, and various City staff members from the Planning Department, Public Works Department, and Fire Department. The meetings are televised live on local cable HBTB Channel 3.

Projects typically acted upon by the Planning Commission are major development proposals, tentative tract maps, zoning map amendments, zoning text amendments, general plan amendments, and various similar applications. In reviewing a project, the project planner consults with various City departments as well as the appropriate regional and state agencies. Environmental assessments are conducted concurrently with each project analysis. The review process for a Planning Commission item normally requires four to six months.

2004 Planning Commissioners were:

- Ron Davis - Chairperson
- Steve Ray – Vice Chair
- Robert Dingwall
- Tom Livengood
- John Scandura
- Jan Shomaker/Kristin Stilton
- Carrie Thomas

3. THE ZONING ADMINISTRATOR

The Zoning Administrator is a senior staff planner appointed by the Planning Director. Mary Beth Broeren, Principal Planner, was the Zoning Administrator during this time period. Current Planning staff is assigned to review projects and make recommendations for approval, revision, or denial as appropriate. Zoning Administrator meetings are held every Wednesday afternoon at 1:30 p.m.

Projects typically acted upon by the Zoning Administrator are small multi-family developments, single-family construction in the Coastal Zone, commercial and industrial developments; sign code exceptions, tentative parcel maps, and minor variances. Any required environmental assessment is conducted concurrent with the planning analysis. The review process normally takes two to three months before an application is acted upon by the Zoning Administrator for review.

4. THE DESIGN REVIEW BOARD

The Design Review Board reviews development proposals for their aesthetic value, architectural style, and landscape to ensure a quality physical design. The Board reviews all projects in redevelopment zones, all City specific plans (such as the downtown area), and other areas designated by the City Council. The entire length of Beach Boulevard is a recent example of such a designated area. The Design Review Board acts in both an advisory capacity to the City Council, Planning Commission, Zoning Administrator and City staff, as well as a final decision making body. The Design Review Board generally meets on the second Thursday of each month and is composed of five members appointed by the City Council consisting of two City residents, one Planning Commissioner, a representative from the Department of Public Works, and a representative from the Planning Department. During 2004, the Design Review Board reviewed 54 projects.

5. THE SUBDIVISION COMMITTEE

State Law and the ZSO establish the Subdivision Committee. Its membership consists of three Planning Commissioners and a representative from the Fire, Public Works, and Planning Departments. The Subdivision Committee reviews each tentative map for compliance with the Subdivision Map Act as well as City standards and policies. The Committee is advisory to the Zoning Administrator, Planning Commission and City Council, and conducts its review prior to final action by the decision-making body. Meetings are held on an as-needed basis.

6. THE ENVIRONMENTAL ASSESSMENT COMMITTEE

The Environmental Assessment Committee is composed of one staff member from Planning, Public Works and the City Attorney's office. Environmental assessment checklists are submitted for projects that are not exempt according to the California Environmental Quality Act (CEQA) and require further analysis. After discussing impacts and mitigation measures, the Committee makes recommendations regarding the necessity of the preparation and advertisement of an Environmental Impact Report, Mitigated Negative Declaration or Negative Declaration for a project. The Environmental Assessment Committee typically examines a project very early in the process so that the appropriate CEQA public review period can be advertised prior to action by the decision-making body. The committee meets on an as-needed basis.

7. ADDITIONAL COMMITTEES

Apart from the decision-making and advisory bodies described above, Planning staff serves as liaisons to a variety of other boards and committees. These groups are typically advisory to the Planning Commission and City Council regarding single-issue topics. Others are County or regionally sponsored groups geared toward larger regional issues. In 2004, Planning staff interacted with the following groups:

- Development Assistance Team
- Downtown City Council Subcommittee
- Economic Development Committee
- Environmental Board
- Executive Team
- NESI Ad-Hoc Committee
- Orange County Council of Governments
- School District/City Issues Subcommittee
- Oakview Task Force (Code Enforcement)
- Public Nuisance Task Force (Code Enforcement)
- Waterways and Beaches Committee (Code Enforcement)
- Citywide Water Quality Management Plan Subcommittee

SECTION II: THE YEAR IN REVIEW

The following section reviews the accomplishments in 2004 of each of the three sections of the Planning Department. A brief outlook for what is expected in 2005 is also provided for each section.

A. Current Planning

The Current Planning Division is primarily responsible for reviewing and analyzing planning and environmental aspects of proposed development projects. Minor projects such as conforming room additions, patio covers and fences are approved at the zoning counter. More complex projects typically are processed through either the Zoning Administrator or the Planning Commission, with most projects going to the City Council only on appeal. Current Planning applications consist primarily of conditional use permits, tentative parcel and tract maps, variances, coastal development permits, sign code exceptions, planned sign programs, and applications requiring approval of the Design Review Board.

As a project planner reviews and analyzes an application, meetings are held between the applicant, Planning staff and other City departments to address issues. By the time a project reaches the Zoning Administrator or Planning Commission, the majority of issues have been resolved and the project may have been through several substantial revisions.



Residential Developments on
Promenade and Gothard

The following is a summary of 2004 accomplishments by the Current Planning Division:

Counter Services:

- ❑ An estimated 9,000 telephone and 14,000 walk-in inquiries were received.
- ❑ Received 677 applications for zoning entitlement processing
- ❑ Performed 2,801 plan checks for zoning compliance; 88 grading and 81 landscaping plans.
- ❑ Processed 3 final parcel maps, 4 final tract maps and 3 Lot Line Adjustments.
- ❑ Development Assistance Committee - reviewed 18 issues or conceptual plans.
- ❑ Issued 30 letters confirming property exemption from flood insurance.
- ❑ Issued 46 zoning conformance letters.
- ❑ Received over 1,500 calls inquiring about flood information.
- ❑ Mailed approximately 15,000 flood information brochures to properties in HB floodplain.
- ❑ Mailed approximately 23,000 public hearing notices.

Entitlement Processing:

- Processed 37 applications to the Planning Commission and discussed 23 items at Study Session.
- Processed 81 applications to the Zoning Administrator.
- Processed 54 applications to the Design Review Board and 8 to the DRB Secretary.

The following table indicates the number of projects processed through both the Zoning Administrator and Planning Commission in 2004. Please note that some of the items listed under the Planning Commission are actually Advance Planning items such as General Plan Amendments and General Plan Conformances.

2004 ENTITLEMENTS

Type of Entitlement	Quantity
Address Assignment	95
Administrative Permit	21
Appeals (PC & CC)	4
Approval in Concept	0
Categorical Exclusion	0
Certificate Of Compliance	2
Coastal Development Permit	17
Conditional Use Permit	52
Continuance	5
Design Review Board	51
Entitlement Plan Amendment	12
Environmental Assessment	12
Environment Impact Report	0
General Plan Amendment	4
General Plan Conformance	2
Initial Plan, Zoning Review	26
Limited Sign Permit	2
Local Coastal Program Amendment	1
Lot Line Adjustment	8
Planning Plan Review	0

Type of Entitlement	Quantity
Precise Plan of Street Alignment	0
Planned Sign Program	12
Preliminary Plan Review	3
Residential Animal Permit	0
Sign Code Exception	7
Site Plan Review	2
Special Permit	2
Specific Plan Review	0
Temporary Activity Permit	72
Temporary Sign Permit	163
Temporary Use Permit	0
Tentative Parcel Map	5
Tentative Tract Map	4
Time Extension	17
Underground Utility District	0
Variance	10
Zoning Compliance Letter	36
Zoning Map Amendment	1
Zoning Text Amendment	5
Total 2004 Entitlements	677

1. PACIFIC CITY

The largest project in 2004 was Pacific City, the proposed development of a vacant thirty-one acre site that is bounded by Pacific Coast Highway, First Street, Huntington Street, and Atlanta Avenue. The developer, Makar Properties, originally purchased the property in 1998 with a goal of creating a development that added to the appeal of Huntington Beach as a tourist destination. In 2002 Makar submitted applications for a Tentative Tract Map, Coastal Development Permit, Conditional Use Permit, Special Permit, and a Pacific City Conceptual Master Plan. The Pacific City site is the last major vacant parcel in the downtown area to be developed. The proposed project is fulfilling the vision of the Downtown Specific Plan (DTSP) by proposing a mix of visitor-serving commercial uses to complement the downtown commercial core.



Digital Simulation of Pacific City

The request proposes the division of the site into three parcels. One of the parcels (17.2 acres) will be for residential condominium purposes and the other two parcels (4.12 acres and 6.47 acres) are for a

commercial/retail/restaurant/entertainment/office/hotel development. Located along the southern portion of the property is the proposed 400-room, eight-story hotel, which is compatible with the 12-story Waterfront Hilton hotel. A wide spectrum of visitor opportunities resulting from this project adds to the destination resort image the City has created. North of the commercial promenade are 516 residential units proposed in a mix of two, three and four story buildings designed per requirements of the DTSP to be compatible with surrounding residential development. The residential parcel will include a 2.03-acre Village Park/open space area dedicated for public usage. A draft Affordable Housing Plan has been prepared and indicates that an equivalent of 15% of the total units will be affordable for families of low and moderate incomes for a period of 60 years.

The Planning Commission held a series of public hearings on March 23, April 13, April 27, and May 5, 2004 where it discussed Pacific City. On May 5, 2004, the Planning Commission voted to approve Tentative Tract Map No. 16338, Conditional Use Permit No. 02-20, Special Permit No. 02-04, Coastal Development Permit No. 02-12, and the Pacific City Conceptual Master Plan with findings and modified conditions of approval.

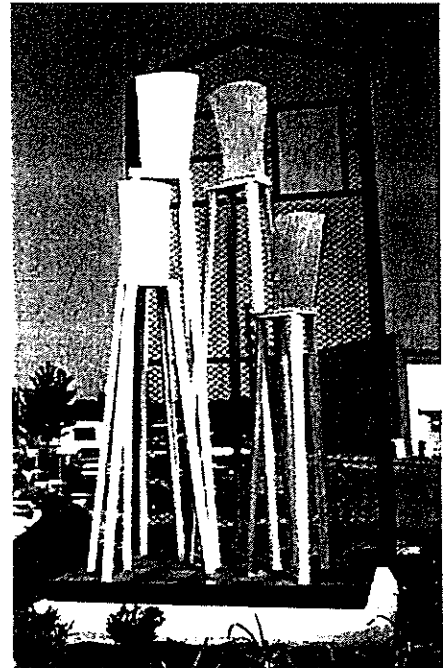
The project was appealed but approved again by the City Council in June 2004. The developer spent the rest of 2004 preparing the site for construction, including soil remediation. They hope to open phases of the project in 2006.

2. LOWE'S HOME IMPROVEMENT

In late 2003, development of a Lowe's Home Improvement Warehouse and a restaurant pad site was approved at the former Rancho View School. The site is located on the north side of Warner approximately 500 feet east of Beach Boulevard and was home to the Ocean View Little League baseball team. Relocation of the little league fields to Park View School along with construction of additional parking spaces at the adjacent Murdy Park was completed in early 2004. Lowe's submitted for building permits in July 2004 with construction beginning soon thereafter. Construction is expected to take approximately nine months. The grand opening of the store is slated for early 2005.

The project consists of an approximately 135,666 square foot Lowe's Home Improvement Warehouse with a 21,416 square foot garden center and an approximately 8,500 square foot restaurant pad. The store's construction is reminiscent of a craftsman with a residential home feel. The City has not received a formal submittal for construction of the restaurant and the pad site is currently vacant.

The project also features two public art elements, one of which is a trompe l'oeil style painting by Keith Blum of construction workers and painters on the façade of the building. Mr. Blum's trompe l'oeil or "fool the eye" painting appears three-dimensional, realistic, and life-like, giving the impression of construction in progress. The other is a sculpture by Scott McMillin, entitled, "Family Portrait." "Family Portrait" is located at the main entrance and depicts a family unit using aluminum chairs of different heights to represent the father, mother, and two children. A twenty-foot tall fence in the shape of a house will eventually be covered in vines and serves as a backdrop to the sculpture. The public art is in accordance with the City's Urban Design Guidelines in an effort to enhance the appearance of major projects in the City.



"Family Portrait" by Scott McMillin

3. BELLA TERRA MALL

The former Huntington Center mall is a regional shopping mall located on approximately 63 acres at Beach Boulevard and the I-405 Freeway in the City of Huntington Beach. The City's General Plan, updated in 1996, required a specific plan to be developed with unique design and architectural standards for this property. Accordingly, Specific Plan No. 13 was adopted by the City Council on August 7, 2000.

The co-applicants proposed a major redevelopment of the subject site. The proposal was for a complete remodel of the center into an open-air, retail, dining, and entertainment complex. A 20-screen Century Theater is included as part of the new development plan. In accordance with the Design and Architectural Guidelines of Specific Plan No. 13 Italian Village style architecture will be implemented. Restaurants coming in to the mall include Island's and California Pizza Kitchen. The currently operating major department stores (Burlington and Mervyn's) and the main anchor tenants in the strip center (Barnes and Noble, Circuit City, and Staples) will remain in place but undergo a façade remodel. The unoccupied former Broadway building underwent a façade remodel and re-opened as a new Kohl's department store in March 2003. Parking lot and landscaping improvements associated with the Kohl's store have also been completed. Sears now owns the unoccupied Montgomery Wards store and the City is awaiting a development proposal for this property. All other retail portions of the enclosed mall will be demolished and reconstructed.



Kohl's at Bella Terra

The proposed development includes two public art sculptures, an entertainment plaza with open-air amphitheater, an open-space plaza with rolling lawn and water gardens, as well as numerous paseos and intriguing walkways. The development has been



Bella Terra Conceptual Rendering

occurring in phases. In 2004, the developer rerouted all major utilities and demolished the former inside stores and began construction on the new project. Construction staging plans were implemented to minimize disruption during construction and to provide safe and convenient parking and access to those businesses that have remained open during the mall renovation. It is anticipated that a Bella Terra Huntington Beach grand opening will occur in September 2005.

4. McDONNELL CENTRE AND GOLDENWEST BUSINESS PARKS

The McDonnell Centre Business Park, located just south of the northwest City limits, has a new tenant coming in Fall 2005. Pacific Sales, the largest independent major appliance retailer in

Southern California, will be occupying one of two suites in a 61,431 square-foot industrial building to be constructed at 14471 Astronautics Lane. The project, approved by the Planning Department on December 22, is the latest among the most recent phase of development of surplus Boeing land that includes Cleveland Golf and Morgan Sheet Metal.

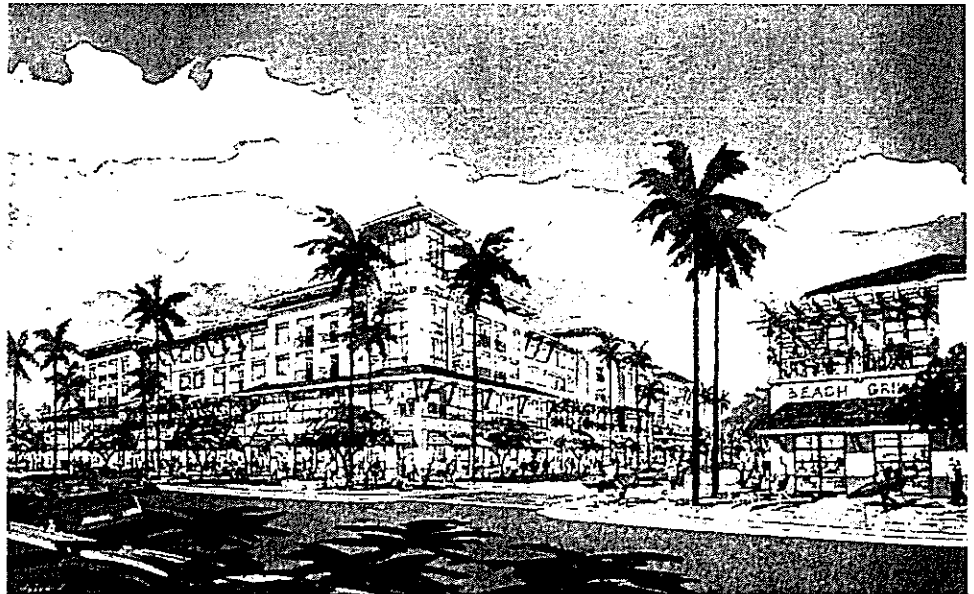
Administrative approval was made possible by permit streamlining provisions in the McDonnell Centre Business Park Specific Plan. Originally adopted in 1997, the McDonnell Centre Specific Plan provides for master-planned development of a 307-acre business and industrial park. The industrial center, which now serves as home to many of Huntington Beach's largest employers, is exemplary among Orange County industrial parks for its high quality design and planning and continues to attract preferred tenants and developers.



Dynamic Cooking Systems at the McDonnell Centre Business Park

5. THE STRAND

In 1999, CIM Group proposed a large mixed-use development downtown. Bounded by Pacific Coast Highway, Walnut Avenue, Sixth Street, and the alley between Fifth and Main Streets, The Strand will include retail, restaurants, offices, and a 152-room hotel, for a total of 226,536 square feet, with a 411-space subterranean parking structure. This project will bring new life to the downtown area by adding an expanded commercial area with modern architecture. A public open-space terrace from the second floor of the hotel provides spectacular coastal views, and serves as an attractive destination for visitors to Huntington Beach.



Conceptual Rendering of the Strand

In late 2002, the City Council approved the project, and it received final approval by the California Coastal Commission in January 2003. In 2004 the contractor worked on the drawings for construction, and also submitted utility plans. The utility relocation started in December 2004; building permit applications were submitted around the same time. The excavation for the underground parking is expected to begin in April 2005 and go through the end of the year, with the entire development slated to open in May 2007.

6. Target

The Target store at 9882 Adams, just west of Brookhurst, has long served as a multi-purpose retail center for the southeast part of town. In 2003, Target submitted a proposal to demolish the entire structure and replace it with a new 125,400 square foot building and an attached 8,100 square foot garden center, for an increase of approximately 20,000 square feet. The new building will be more prototypical of other Target stores, designed to fit Target's needs and provide better service to the customers.



Target Conceptual Drawing

After being initially approved by the Zoning Administrator, the project was appealed twice: first to the Planning Commission and then to the City Council, with Council approving it in July 2004. Target later removed the garden center from the plans, and expanded the main store's proposed square footage by 4,000 feet. The demolition of the existing store is slated for January 2005, with the anticipated re-opening occurring in October 2005.

7. CONDOMINIUM CONVERSIONS

One of the higher profile issues of 2004 was the new Condominium Conversion ordinance. In order to convert an apartment to a condominium, the property owner must apply for a conditional use permit and a tentative parcel map, both of which require Planning Commission approval. There are several concerns regarding the conversion of apartments to condominiums, including the loss of rental housing; displacement of existing tenants; deferred maintenance, and different construction standards permitted for apartments relative to the standards for property designed for ownership.

The City became aware that there had been some apartment units converted without City approval, which caused a problem for the current owners of the converted units, who had difficulty selling or obtaining loans on their properties. City staff worked to draft an amendment to the zoning code

pertaining to condo conversions, an amendment that would streamline the process for owners of the converted condominiums. The item was approved by City Council on July 6, 2004.

As part of a settlement agreement between the City and five title insurance companies representing the owners of thirty-five condominiums that were converted without City approval prior to June 1, 2004, a master conditional use permit to recognize the status of the units as condominiums was submitted in late November 2004. The CUP was heard and approved by City Council on November 29, 2004. Another group of condo owners are expected to submit for a master CUP some time in early 2005.

B. Advance Planning

The Advance Planning Division is responsible for maintaining the General Plan, processing General Plan amendment requests, zone changes, code amendments, environmental documents, precise plan of street alignments, and preparing various special studies of public policy nature. Advance Planning is typically involved in processing legislative and policy oriented projects to the Planning Commission and City Council, rather than development projects.

In 2004, Advance Planning was involved in the following on-going projects:

- National Flood Insurance Program
- General Plan amendments and General Plan Conformances
- Environmental Assessment Committee
- Processing affordable housing covenants and monitoring of prospective affordable buyers

In 2005, Advance Planning will be working on an overall plan for Beach Boulevard, updating the Edinger Corridor Specific Plan, a Zoning Text Amendment for religious assembly, and an update to the Community Profile. Advance Planning will also be working to fix inconsistencies between the zoning and General Plan designations throughout the City.

Advance Planning worked on a number of special projects in 2004. These projects involve unique areas in the City, as well as different planning documents. The following is a description of work that occurred on the various special projects.

1. ENTITLEMENT STREAMLINING PHASE II

In 2003 Planning staff began work on a Zoning Text Amendment (ZTA) that would amend sixteen chapters of the HBZSO. The goal was to reduce the number of conditional use permits heard by the Planning Commission and the Zoning Administrator and change the criteria that make an entitlement necessary. This was part of an effort to be more compatible with development in the City, making things somewhat more business-friendly, and also expediting the process when an entitlement actually is needed.

On March 9, 2004, the Planning Commission held a public hearing and approved the ZTA with modifications and forwarded it to the City Council. Following two City Council study sessions, the City Council held the first public hearing for the ZTA on September 20, 2004 and approved the first reading on October 4, 2004. On November 15, 2004, the City Council approved the second reading for eight of the ordinances. The remaining chapters are expected to go to City Council in early 2005, completing a successful adoption of these new ordinances, which are expected to improve customer service and make the process of development less cumbersome.

2. NPDES GENERAL PLAN AMENDMENT

In May 1997, the City of Huntington Beach certified to the Santa Ana Regional Water Quality Control Board (SARWQCB) that it was implementing the new development and redevelopment water quality requirements of the area wide NPDES storm water permit approved for the County of Orange and its cities.

In 2002, the SARWQCB renewed the NPDES Stormwater Permit for the County of Orange and its cities. The new Third Term Stormwater Permit includes a number of new requirements, one of which is the review of the City's General Plan to ensure that watershed protection principles and policies are properly considered and incorporated into the document.

In order to comply with the SARWQCB, cities were required to review their General Plans, and if necessary, complete a general plan amendment prior to July 1, 2004 to ensure that short and long term impacts on receiving water quality from new development and substantial redevelopment is addressed. On June 21, 2004, a General Plan Amendment to meet these requirements went before the City Council and was approved.

3. AFFORDABLE HOUSING ORDINANCE

The City has long encouraged the inclusion of affordable housing in residential projects. It has been Planning Department policy to require that ten percent of the units in a project be affordable, meaning that they are within the price range of median, low, or very low income households. In September 1991, the City Council formed the Affordable Housing Task Force to devise a strategy to implement the Housing Element of the General Plan. The Planning Commission approved the ordinance that the Task Force developed in August 1993, but it was never approved by the City Council, who continued it two months later.

In August 2004, Planning staff was directed by the City Council to prepare the proposed ordinance for consideration, including all appropriate modifications to reflect any necessary updates in the last eleven years. The purpose of the ordinance was to incorporate the City's current housing requirements into the HBZSO; the requirements were previously detailed in a Planning Department policy memo. One of the few changes was the inclusion of a maximum price level for the affordable units. The Task Force proposal included a maximum price level that is no higher than moderate (120 percent of median) income; the updated proposal reduced the maximum price level down to median income. The other principal component of the ordinance, other than the requirement that ten percent of the units be affordable, was an in-lieu fee. Projects consisting of nine or fewer units would be able to pay a fee to the City rather than be required to construct an affordable housing unit; the fees would then be used by the City toward other affordable housing developments.

The ordinance went before the City Council on October 18, 2004 and was approved. This helps the City to continue its effort to promote affordable housing availability.

recreational uses; 3) Adding development standards for the future residential development in Planning Area B; and 4) Updating the overall format of the Specific Plan.

The purpose of the request is to demolish the existing banquet hall and tennis courts and replace them with a new residential development, the plans for which will be submitted after Coastal Commission approval of the amendment to the Specific Plan. The amended Specific Plan was approved by the City Council in April 2004 and was forwarded to the Coastal Commission for certification.

6. TIMESHARES IN COASTAL VISITOR ZONE

In December 2003, the Robert Mayer Corporation filed concurrent applications for a Zoning Text Amendment (ZTA03-03), a General Plan Amendment (GPA03-03) and a Local Coastal Program Amendment (LCPA 03-02) to allow for the development of Timeshares in the Downtown Specific Plan as a permitted use in Districts 7 and 9. The amendments would establish timeshares as a permitted use within the General Plan and the two Downtown Specific Plan districts and permit the use on a year round basis. The result of the proposed amendments would be the possibility of timeshares in the visitor serving portions of the Pacific City and Waterfront projects. The applicant requested approval of the amendment to allow for greater flexibility in reaching the visitor serving market.

Timeshares are any development wherein a purchaser receives the right in perpetuity, for life, or for a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s), or segment of real property, annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the project has been divided and shall include, but not be limited to timeshare use, condominium-hotel, or uses of a similar nature. A 2001 Timeshare Industry Report Update prepared for the Economic Development Department concluded that there was a demand for timeshare units in Huntington Beach, particularly near the beach and downtown areas. At the time of the report, the City had 19 hotels and motels with a total of 1,712 guest rooms at the time of the report, but no timeshare developments. The addition of timeshares would diversify the City's inventory of overnight accommodations.

In 2004, city staff completed the environmental assessment for the project. The proposed amendments are scheduled to be heard by the Planning Commission and City Council in early 2005. The California Coastal Commission must also adopt the Local Coastal Program amendment; action typically occurs within nine months of City Council adoption. Upon adoption by both bodies, it will enable development proposals to be processed in the future for these two areas of the Downtown Specific Plan.

C. Code Enforcement

In 2004, the Code Enforcement/Neighborhood Preservation Division continued to see success in its efforts to maintain and improve the quality of life throughout the community through education, communication, and enforcement action. Over the course of the year, the division received 5,417 complaints, opened 4,434 new cases, conducted over 5,591 inspections, and successfully resolved almost 94% of all cases through voluntary compliance.



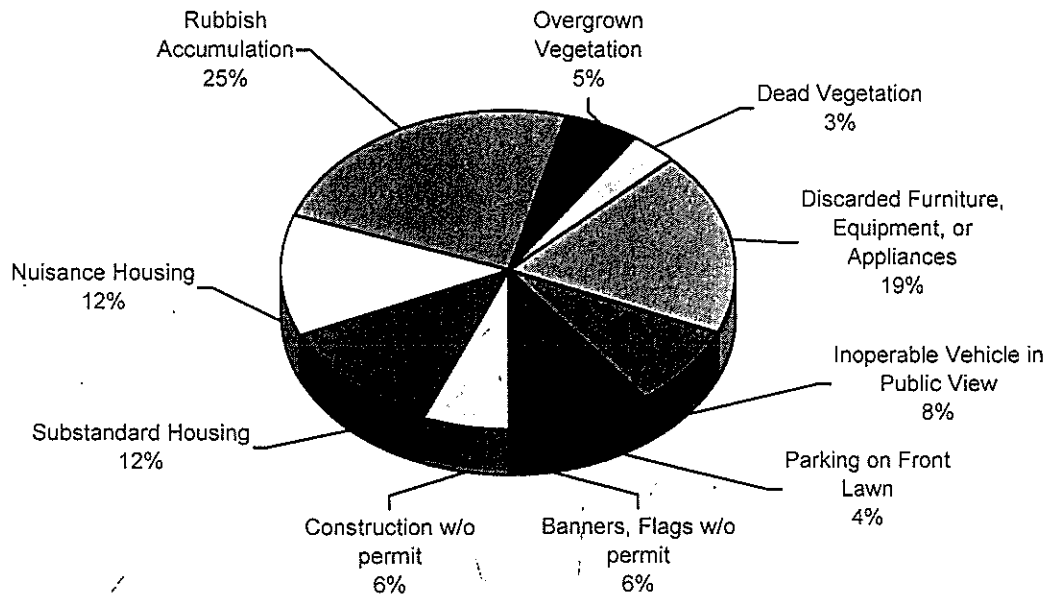
Before

After

Other achievements for 2004 include:

- Initiated 1,992 proactive cases to address code violations they observed while in the field before receiving an initial complaint from a citizen.
- Issued 266 citations for non-compliance when violators did not respond to requests for compliance.
- Coordinated efforts with the Public Nuisance Task Force to address 24 nuisance properties with the cooperation of Police, Fire, Building, Public Works, and the City Attorney's Office.
- Continued efforts to increase cost recovery and improve the division's fiscal self-sufficiency. Revenue increased 11%, from \$202,581 in 2003 to \$225,731 in 2004.

Break down of top 10 Code Enforcement Complaints in 2004:

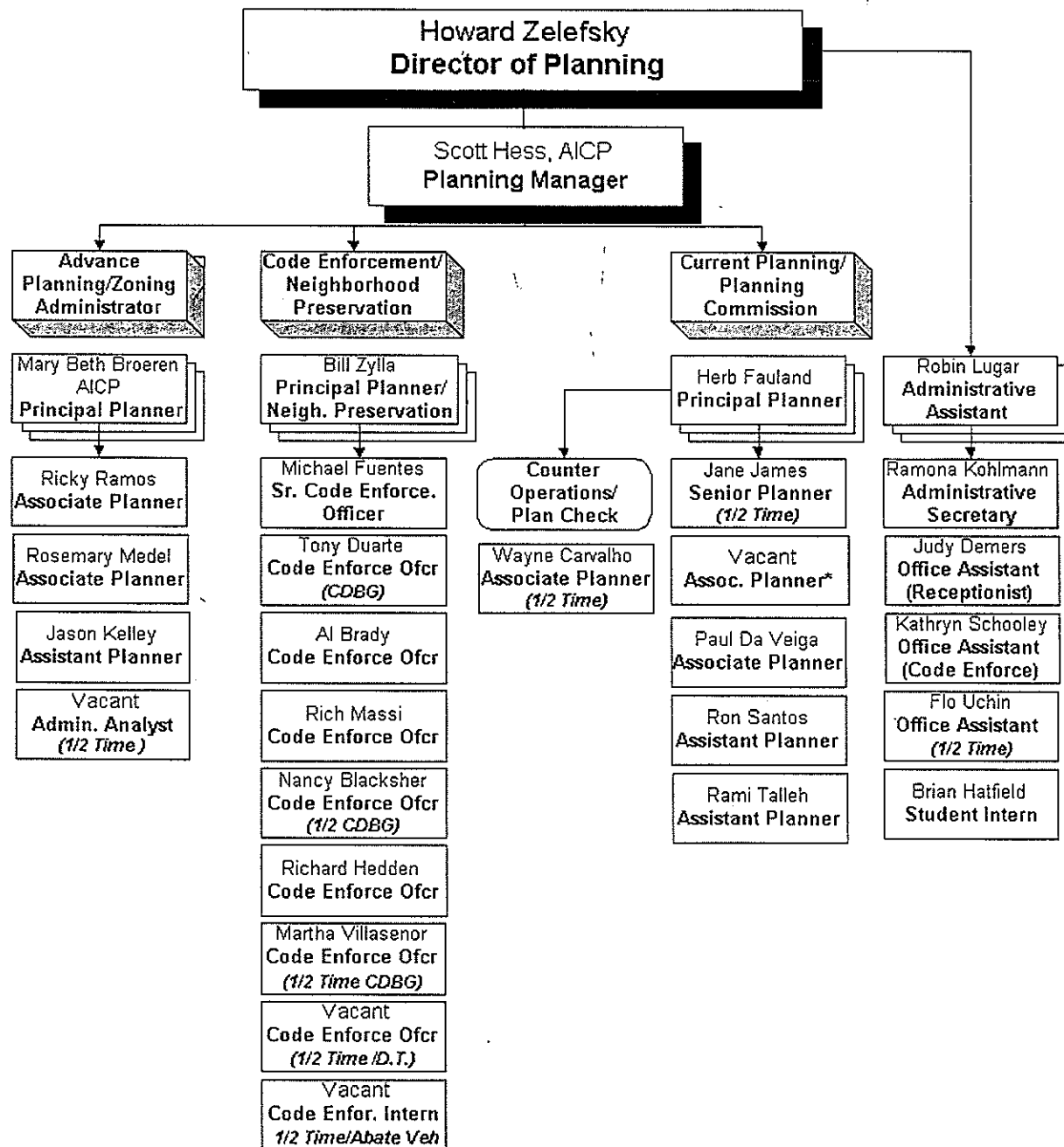


SECTION III: ORGANIZATIONAL LAYOUT

The following page describes the organizational layout of the Planning Department at the close of 2004 and identifies individuals or vacancies in each position. The Department is headed by Howard Zelefsky, Planning Director, and is divided into three sections: Advance Planning, Current Planning, and Code Enforcement.

H.B. PLANNING DEPARTMENT

January 2004



*Underfilled Senior Planner